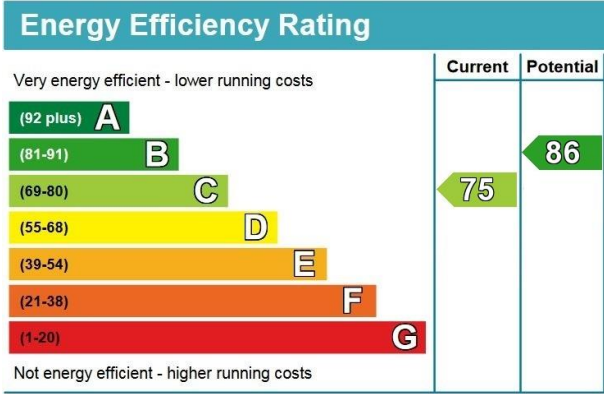


College Mews, SP10
Approximate Gross Internal Area = 159.3 sq m / 1715 sq ft
Approximate Garage Internal Area = 17.9 sq m / 193 sq ft
Approximate Total Internal Area = 177.2 sq m / 1908 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



College Mews, Andover **Guide Price £445,000 Freehold**

- Hallway
 - Living Room
 - Master Bedroom Suite
 - 2 Bathrooms
 - 2 Parking Spaces
- Kitchen
 - Shower Room
 - 6 Further Bedrooms
 - Integral Garage
 - Low Maintenance Garden



DESCRIPTION: Located within walking distance of the town centre, this substantial property offers extensive accommodation comprising seven bedrooms. Arranged on three levels, the accommodation comprises kitchen, living room, ground floor shower room, four bedrooms and a bathroom to the first floor whilst on the second floor there is a master bedroom with ensuite shower room, two further bedrooms and a bathroom. There is an integral garage with two parking spaces and a low maintenance garden to the rear.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor with understairs cupboard, utility cupboard with washing machine and tumble drier, door to garage and doors to:

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and stainless steel sink with drainer. Range style cooker with extractor over, integral fridge/freezer and dishwasher. Door to:

LIVING/TV ROOM: French doors to garden.

SHOWER ROOM: Window to front. shower cubicle, wash hand basin, WC and heated towel rail.

FIRST FLOOR LANDING: Stairs to second floor and doors to:

BEDROOM 4: Window to rear and fitted wardrobe cupboard. Door to bathroom.

BEDROOM 5: Window to rear.

BEDROOM 6: Window to front and door to balcony. Fitted wardrobe cupboards.

BEDROOM 7: Window to front. Fitted wardrobe cupboard and vanity cupboard with wash hand basin.

BATHROOM: Panelled bath with shower over, wash hand basin and WC.

SECOND FLOOR LANDING: Window to side. Loft access, airing cupboard and doors to:

BEDROOM 1: French doors to Juliette balcony. Arch to fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin and WC.

BEDROOM 2: Window to front and fitted wardrobe cupboard.

BEDROOM 3: Window to front and fitted wardrobe cupboard.

BATHROOM: Panelled bath with shower over, wash hand basin and WC.

OUTSIDE: To the front there is driveway parking for two cars and access to the integral garage with up and over door, power and light.

REAR GARDEN: Low maintenance garden with a decked seating area adjacent to the house. The remainder is gravelled with shrubs and a rear access gate.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

